

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S RECOMMENDATION TO APPROVE THE REDMOND FLEX MASTER PLANNED DEVELOPMENT, SITE PLAN ENTITLEMENT, AND DEVELOPMENT AGREEMENT (LAND-2021-00474 & LAND-2021-00475), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Redmond WA 188, LLC, herein referred to as applicant, submitted a Master Planned Development, Site Plan Entitlement, and Development Agreement application to redevelop a 5.82-acre site including a two-story approximately 135,000-square-foot building, containing approximately 133,500 square feet of manufacturing and wholesale trade use, and site improvements including a public plaza/open space, truck loading docks, landscape screening, and surface parking; and

WHEREAS, a Master Planned Development permit with a Site Plan Entitlement permit and Development Agreement is a Consolidated Type V permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the Consolidated Master Planned Development permit, Site Plan Entitlement permit, and Development Agreement; and

WHEREAS, on May 5, 2022, the City's Design Review Board recommended approval of the Redmond Flex Master Planned Development and Site Plan Entitlement application (LAND-2021-00474); and

WHEREAS, on September 6, 2023, the City's Technical Committee recommended approval of the Consolidated Redmond Flex Master Planned

Development, Site Plan Entitlement, and Development Agreement application (LAND-2021-00474 & LAND-2021-00475);

WHEREAS, on November 21, 2023, the City Council opened an open record public hearing to receive and review the application record and to hear verbal testimony relative to the Redmond Flex Master Planned Development, Site Plan Entitlement, and Development Agreement applications (LAND-2021-00474 & LAND-2021-00475) and closed the hearing on November 21, 2023; and NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the recommendations of the Technical Committee and Design Review Board, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the Redmond Flex Master Planned Development, Site Plan Entitlement, and Development Agreement application.

Section 2. Approval. The City Council hereby approves the Redmond Flex Master Planned Development, Site Plan Entitlement, and Development Agreement application, subject to the terms of the Redmond Flex Master Plan Development Agreement (LAND-2021-00474 & LAND-2021-00475).

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

Angela Birney, MAYOR

ATTEST/AUTHENTICATED:

CHERYL XANTHOS, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: _____